



January 29, 2021

The Honorable Kumar P. Barve, Chair
House Environment and Transportation Committee
House Office Building, Room 251
6 Bladen St., Annapolis, MD 21401

Unfavorable: HB 515 – Real Property – Candidates – Access to Buildings

Dear, Chair Barve and Committee Members:

The NAIOP Maryland Chapters representing more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate. On behalf of our member companies, I am writing in opposition to House Bill 515.

NAIOP members that own and manage apartments and mixed-use developments try to reach a balance that protects the privacy and safety of residents but provides reasonable access to invited guests and those conducting official business with residents.

Political solicitation on the private property of an apartment building authorized by HB 515 is extremely broad with little opportunity for the time, manner and place to be regulated by the management company and tenants.

The objective of property management companies is to be apolitical which raises questions about whether allowing one candidate in would require all running for a particular office be given the same opportunity.

The logistics of repeated individual visits by candidates, possibly accompanied by their volunteer canvassers is a concern.

For these reasons, NAIOP respectfully requests your unfavorable report on House Bill 515.

Sincerely;

A handwritten signature in blue ink that reads "T.M. Ballentine". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tom Ballentine, Vice President for Policy
NAIOP Maryland Chapters -*The Association for Commercial Real Estate*

cc: House Environment and Transportation Committee Members
Nick Manis – Manis, Canning Assoc.